

DATE SUBMITTED: APRIL 19, 1989

PERMIT # 33226

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2015 OVERLOOK DR.

SQ. FT. OF BLDG: 300ft² ROOF

SUBDIVISION: POMONA VIEW

SQ. FT. OF LOT: 12,905.55

FILING # 2nd BLK # 1 LOT # 6

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-101.09.007

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
SINGLE RESIDENCE

PROPERTY OWNER: MAX H. KREY

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2015 OVERLOOK DR.

SINGLE RESIDENCE

PHONE: 242-1134

DESCRIPTION OF WORK AND INTENDED USE:

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

EXTENSION OF OPEN CARPORT
ADDITION TO OPEN CARPORT

FOR OFFICE USE ONLY

ZONE: RSF5 89-4

FLOODPLAIN: YES NO X

SETBACKS: F per file # S 5 R 25

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 4

PARKING SPACES REQ'D:

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING:

SPECIAL CONDITIONS: front yard setback
varied to 35' as per file # 89-4

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 5/10/89

APPROVED BY: Kathy Portman

Max A. Krey
SIGNATURE

ACCEPTED KP 5/10/89
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
PROPERTY LINES.

